

Planning Report

Thursday, February 5, 2015

Coffman Park PUD – Justice Center 6565 Commerce Parkway

Case Summary

Agenda Item	3
Case Number	14-118AFDP
Site Location	6565 Commerce Parkway Southwest side of the Commerce Parkway and Perimeter Drive roundabout.
Proposal	A two-story building addition on the south side of the City of Dublin Justice Center and associated site improvements.
Request	Review and approval of two <u>minor text modifications</u> under the provisions of Zoning Code Section 153.053 (E)(2)(b) 4, b; and an <u>amended final development plan</u> under the provisions of Zoning Code Section 153.053 (G)(3).
Applicant	City of Dublin represented by Michelle L. Crandall, Assistant City Manager.
Case Manager	Marie Downie, Planner (614) 410-4679 mdownie@dublin.oh.us
Planning Recommendation	<u>Approval of Minor Text Modifications</u> Based on Planning's analysis, the proposed minor text modifications to the development text will allow the applicant to continue operating in compliance with zoning requirements and will not negatively affect surrounding properties. The requested modifications are to modify the development text to: <ol style="list-style-type: none">1) Decrease the 50 foot required setback for the existing parking along SR-161/US-33 to 40 feet.2) Decrease the parking ratio to 1/300 from 1/250 square feet of gross floor area.

Approval of Amended Final Development Plan

In Planning's analysis, this proposal complies with all applicable review criteria and the existing development standards. Approval is recommended of the requested amended final development plan with four conditions.

Conditions

- 1) That all missing or dying trees in the parking lot and within the buffer adjacent to SR-161/US-33 be replaced and the landscape plans be revised accordingly at the building permit stage;
- 2) That all tree replacements be made at 2.5-inch caliper trees;
- 3) That Parks and Open Space staff work with Planning to meet the landscape and lighting requirements as outlined in this report, and;
- 4) That tree protection fencing be installed around the 12-inch tree on the south side of the building to ensure its protection.



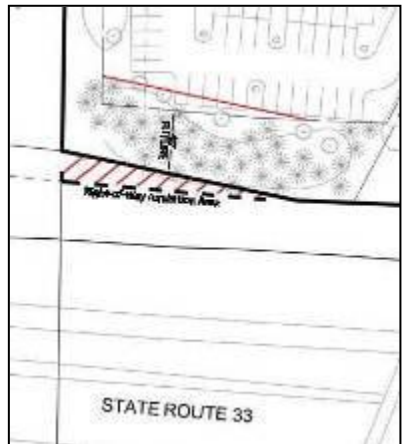
Facts

Site Area	13.24 acres
Zoning	PUD, Planned Unit Development (Coffman Park)
Surrounding Zoning	<p>West: PCD, Planned Commerce District (Perimeter Center)</p> <p>South: SR-161/US-33</p> <p>East: SO, Suburban Office and Institutional District</p> <p>North: The northern portion of the Justice Center parcel includes land which is being proposed as future park land in a separate application. Directly north of the site is zoned SO, Suburban Office and Institutional District.</p>
Site Features	<p>Frontage: Perimeter Drive - 460 feet; Commerce Parkway - 470 feet; SR-161/US-33/I-270 – 250 feet. A portion of Emerald Parkway is located on the south east portion of the site.</p> <p>Existing Building: 42,681-square-foot, one-story building.</p> <p>Existing Site: The existing building is surrounded by parking for employees in the rear and visitors in the front. There is a significant grade change between the building site and Emerald Parkway, where the road is approximately 25 feet above the finished floor elevation of the existing building.</p>
Case Background	<p>The 2007 Community Plan includes the site in the Emerald/Perimeter Area Plan (Coffman Park). The northern portion of the site is also included in the Coffman Park Master Plan.</p> <p>2011 The Justice Center was included in an area rezoning which rezoned this parcel from LI, Limited Industrial District to the Coffman Park PUD, Planned Unit Development District.</p>

Details

Amended Final Development Plan

Proposal	<p>This is a proposal for a 17,800-square-foot, two-story addition at the southwest corner of the existing City of Dublin Justice Center. The 13.24-acre site is located at the southwest corner of the Perimeter Drive and Commerce Parkway roundabout. The proposed addition will allow the existing area within the Justice Center to be expanded to reallocate space for existing uses. No additional employees are expected.</p>
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Details	Amended Final Development Plan
Site Layout	<p>The Justice Center provides two public entrances at the north east section of the existing building. These entrances provide public access to Court Services as well as the police ticket window. The proposed addition is located on the southwest portion of the lawn area at the rear of the existing building. The addition will connect internally at the existing employee entrance.</p> <p>Currently, the north portion of the site bordering Perimeter Drive is vacant. Dublin Parks and Open Space will be proposing recreational modifications to this portion of the site as part of a separate application (14-117AFDP). Both improvements are shown on the site plan to give a visual representation of how the two proposals will relate to each other.</p>
Setbacks	<p>Code requires setbacks of 23.75-feet along the west property line, a 5-foot setback along the east property line, and a 40-foot setback from Perimeter Drive. Code limits main and accessory structures to 50% of the lot as well as a gross floor area of 80% of the lot. The proposal meets all lot coverage and setbacks, except as noted below.</p> <p>The Code requires a 50-foot setback for buildings, parking, and other vehicular use areas along interstate roadways, which is met with the existing site design. Planned improvements for the US33/I-270 interchange will require eight feet of additional right-of-way on the site which will make the required pavement setback non-conforming (see image). Planning recommends a minor text modification to the development text to decrease the pavement setback requirement from 50 feet to 40 feet to provide flexibility should ODOT requirements change during construction. This would prevent the parking area from being considered non-conforming.</p> 
Materials	<p>The 17,800-square-foot, two-story addition will use building materials that match the existing building, including simulated limestone, fiber cement board lap siding and a dark bronze standing seam metal roof, as well as the incorporation of dark bronze aluminum storefront and a natural limestone wall.</p>

Details	Amended Final Development Plan
Parking	<p>There are two parking areas on the site; employee and police vehicle parking behind the building and visitor parking in the front. A row of parking located immediately south of the building will be affected by the proposed addition and will be replaced with pervious pavement to help meet stormwater requirements.</p> <p>Code does not outline a parking ratio for police stations or civic buildings. The closest use comparison in the Code would be office at 1 space per 250 square feet, which the current site meets with 208 parking spaces. The proposed addition would require 34 additional parking spaces. However, the addition is not intended to accommodate additional employees and has a unique use of the building as a police station with necessary facilities for officers, Mayor’s Court, police dispatching, and records retention. A minor text modification included with this application, if approved, would reduce these parking requirements.</p>
Landscaping, Buffering, and Lighting	<p>The proposed modifications exceed 25% of the area and Code requires the applicant to demonstrate compliance with the full landscaping provisions of the Code. This proposal requires the removal of 35 inches of protected trees (those that are 6 inches and above and in good or fair condition), which need to be mitigated. The plans show 12, 2-inch replacement trees installed around the proposed addition.</p> <p>Code requires tree replacement at 2.5 inches. Planning recommends the plans be revised to show tree replacements with 2.5-inch tree caliper to meet Code. The plans propose the replacement of 30 inches near the building and the remaining 5 inches will be provided by Parks and Open Space on the northern portion of the site. Tree protection fencing will need to be installed around the 12-inch tree on the south side of the building to ensure it is protected.</p> <p>Additionally, several missing or dying trees in the parking lot areas and within the buffer adjacent to SR-161/US-33 have been identified and will be required to be replaced.</p> <p>No modifications are proposed to the parking lot lighting. The two private staff entrances show the addition of three new LED bollards that should match the existing on site lighting. Two are proposed at the entrance on the south side and one at the entrance on the west side of the addition.</p> <p>No additional mechanical units are proposed.</p>
Stormwater	<p>This site will meet the Stormwater Requirements through the installation of permeable pavers in the parking areas and through additional improvements to the existing basin north on the site.</p>

Analysis Minor Text Modifications	
Process	Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied (full text of criteria attached).
Requests	<p>The first requested modification is to modify the development text to decrease the existing pavement setback to 40 feet along SR-161/US-33. The Code requires a 50-foot setback for pavement for this site along the southern property line. Right-of-way required by ODOT will decrease this setback.</p> <p>The second requested modification is to decrease the parking requirements for this use. The site has 208 parking spaces and Code would require 34 additional parking spaces for the proposed addition. However, since the addition will not result in additional employees, does not affect surrounding properties, and will not create additional traffic to the site, a text modification that decreases the site's parking ratio requirement from 1 per 250 square feet of gross floor area, to 1 space for each 300 square feet of gross floor area.</p>

Recommendation Minor Text Modification	
Approval	Planning supports the minor text modifications to the development text as they will allow the applicant to continue operating in compliance with zoning requirements, as amended by the modifications.

Analysis Amended Final Development Plan	
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1. Consistency with the approved preliminary development plan.	Criterion met with Approval of Text Modifications: This proposal is consistent with the approved preliminary development plan and with the approval of the requested text modifications, the proposed pavement setback and parking ration will also comply.
2. Traffic and pedestrian safety	Criterion met: The proposal does not impact vehicular and pedestrian circulation.
3. Adequate public services and open space	Criterion met: No open space or public services are required a part of this application.

Analysis	Amended Final Development Plan
4. Protection of natural features and resources	Criterion met: The proposal does not impact the natural resources on the site. Natural features, such as the trees removed to accommodate the building addition will be replaced on site, as required by Code.
5. Adequacy of lighting	Criterion met with condition: The proposed entrance lighting should be similar to the existing site lighting.
6. Proposed signs are consistent with approved plans	Criterion met: No new signs are proposed.
7. Appropriate landscaping to enhance, buffer, and soften the building and site	<p>Criterion met with conditions: The percentage of improvements require compliance with the landscape provisions of the Code. Planning recommends the missing or dying trees required in the parking lot and within the buffer adjacent to SR-161/US-33 be replaced and the plans be revised accordingly at the building permit stage.</p> <p>All tree replacements must be replaced with 2.5-inch caliper instead of the 2-inch caliper trees proposed. The applicant should work with Parks and Open Space to meet these requirements. Tree protection fencing should be installed around the 12-inch tree on the south side of the building to ensure its protection.</p>
8. Compliant stormwater management	Criterion met: The proposal meets the requirements of the Code.
9. All phases (if applicable) comply with the previous criteria.	Not applicable.
10. Compliance with all other laws and regulations.	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	Amended Final Development Plan
Approval	Based on Planning’s analysis, the proposal meets the amended final development plan review criteria and the development character of the surrounding area. Planning recommends approval for this proposal with conditions.
Conditions	<ol style="list-style-type: none">1) That all missing or dying trees in the parking lot and within the buffer adjacent to SR-161/US-33 be replaced and the landscape plans be revised accordingly at the building permit stage;2) That all tree replacements be made at 2.5-inch caliper trees;3) That Parks and Open Space staff work with Planning to meet the landscape and lighting requirements as outlined in this report, and;4) That tree protection fencing be installed around the 12-inch tree on the south side of the building to ensure its protection.

Minor Text Modification (Section 153.053(E)(2)(b)4,b)

4. Compliance with the preliminary development plan. In reviewing the application, the Planning and Zoning Commission shall determine if the final development plan substantially complies with all specific requirements, the purposes, intent and basic objectives of the preliminary development plan, and any commitments made or conditions agreed to with the adoption of the preliminary development plan and if it represents an expansion and delineation of the approved preliminary development plan.
 - a. Planning and Zoning Commission may determine that the proposed plan complies with the preliminary development plan and may proceed to review the Final Development Plan in accordance with the procedures of this section.
 - b. The Planning and Zoning Commission may, in reviewing the final development plan, approve a modification of a provision of the development standards text if they determine that all of the following provisions are satisfied:
 - (i) The Planning and Zoning Commission determines that, for this PD, the code compliance is not needed in order to ensure that the PD is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
 - (ii) Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
 - (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
 - (iv) The principles of § 153.052(B) are achieved; and
 - (v) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.
 - c. Any proposed modification to a preliminary development plan that fails to meet the above criteria shall require a zoning amendment to the preliminary development plan according to § 153.234.

AMENDED FINAL DEVELOPMENT PLAN REVIEW CRITERIA

Review Criteria

In accordance with Section 153.055(B) Plan Approval Criteria, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site feeding into regional stormwater basin which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.